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**SPECIAL WARRANTY
DEED
(Corporation to Trust)
(Illinois)**



Doc#: 1331141066 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2013 12:03 PM Pg: 1 of 3

THIS AGREEMENT, made this 9 day of SEPTEMBER 2013, between **GECKO REALTY, INC.**, a Maryland Corporation whose address is Executive Plaza II Suite 200, 11350 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and **CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois, whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain

Trust Agreement dated **SEPTEMBER 24, 2013** and known as **Trust Number 8002362956** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 43 (EXCEPT THE EAST 2.41 FEET AND EXCEPT THE WEST 4.26 FEET THEREOF) SUB BLOCK 1 OF BLOCK 28 IN LEE AND OTHER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 16-12-327-037-0000

Address(es) of real estate: 2820 W. WARREN BLVD, CHICAGO, IL 60612

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND subject to:

S Y
P 3
S N
SC Y
INT AS

(i) general taxes that are due and payable and general real estate taxes not yet due and payable;

1409 ST 514 5253

PK 5/5

SV 17656433

BOX 333-CTD

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(ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of Chicago ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

GECKO REALTY, INC

By: 

Kirk D. Warner, President

Property of Cook County Clerk's Office

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STATE OF Maryland)
) ss.
COUNTY of Baltimore)

I, Loralyn Sisler a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, President personally known to me to be the President of GECKO REALTY, INC., a Maryland corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of September 2013.

Loralyn Sisler
Notary Public

Commission expires



REAL ESTATE TRANSFER 10/17/2013



CHICAGO: \$165.00
CTA: \$66.00
TOTAL: \$231.00

16-12-327-037-0000 | 20131001602705 | 64KRL3

Prepared By:

John J. Voutiritsas, Esq.
8770 W. BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

REAL ESTATE TRANSFER 10/17/2013



COOK \$11.00
ILLINOIS: \$22.00
TOTAL: \$33.00

16-12-327-037-0000 | 20131001602705 | KB29BU

Send subsequent tax bills to:

Ansan Rashid
6832 Fieldstone Dr
Burr Ridge, IL 60527

MAIL TO:

(same) ↑